

APPENDIX B - ZONING
3000 - ZONING DISTRICT TYPES AND REGULATIONS

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3010 - ZONING DISTRICTS ESTABLISHED

The City of Wichita Falls is hereby divided into the following zoning districts:

Section No.	Map Code	Zoning District Name
3040	SF-1	Single-Family Residential (Large Lot)
3100	SF-2	Single-Family Residential (Standard Lot)
3170	MFR	Multifamily Residential
3250	RMU	Residential Mixed Use District
3320	MHR	Manufactured Housing Residential
3360	LO	Limited Office District
3370	LC	Limited Commercial District
3450	GC	General Commercial District
3510	LI	Light Industrial District
3580	HI	Heavy Industrial District
<i>Special-Purpose Zoning Districts</i>		
3640	PUD	Planned Unit Development
3700	RDD	River Development District
3780	CBD	Central Business District
3840	BA	Brook Avenue District
3900	CC	Commercial Corridor

3020 - APPLICATION OF ZONING DISTRICTS

A zoning district shall apply to each lot, parcel, or site within the city. A zoning district designation may apply also to a portion of a site.

3030 - HIERARCHY OF ZONING DISTRICTS

References to less restrictive and more restrictive zoning districts shall refer to the zoning districts established in section 3010, and shall represent a progression from SF-1 single-family residential (large lot) being the most restrictive to HI heavy industrial as the least restrictive. The special-purpose zoning districts shall not be included in the hierarchy.

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3035 - PERMITTED AND CONDITIONAL USES

Uses allowed in each zoning district shall be in accordance with the permitted and conditional uses listed for each district. Uses which are not specifically listed, but are similar in nature and meet the purpose of the zoning district, may be allowed by the planning and zoning commission.

3040 - SF-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (LARGE LOT)

3050 - Purpose

The purpose of the SF-1 single-family residential district (large lot) is to preserve low-density, large lot single-family development. This district is suitable where there are large lots of 8,500 square feet or more.

3060 - Permitted Uses

A. The following uses are permitted in the SF-1 district:

Residential uses:

- Dwelling, single-family detached
- Group homes

B. The following uses are permitted in the SF-1 district subject to the site plan review provisions of section 7100

Civic uses:

- Park school, primary

3070 - Conditional Uses

The following uses are permitted in the SF-1 district subject to the approval process provided in section 7200:

Residential uses:

- Bed and breakfast homestay
- Dwelling, zero lot line single-family, subject to the provisions of section 5200
- Limited multifamily residential uses, subject to the provisions of section [5920]
- Manufactured home, subject to the provisions of section 5600
- Personal care home
- *Civic uses:*
- Day care centers, commercial (nonresidential building)
- Day care centers, limited (not conducted as a home occupation)
- Private recreation areas, limited
- Public safety services
- Religious assembly
- Utility service

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Commercial uses:

- Bed and breakfast inn
- Oil drilling, subject to the provisions of section 74-51 et seq. of the Wichita Falls Code of Ordinances, as amended.

3080 - Development Regulations

Each site in the SF-1 district shall be subject to the following site regulations except zero lot line single-family dwellings and limited multifamily residential developments:

1. *Lot area:* Eighty-five hundred (8,500) square feet, minimum for single-family dwelling; 5,000 square feet minimum for other uses.
2. *Lot width:* Sixty (60) feet, minimum for single-family dwelling; 50 feet minimum for other uses.
3. *Residential density:* One primary dwelling unit per lot, maximum.
4. *Height:* Thirty-five (35) feet, maximum. For school and religious assembly uses, the maximum height shall be 45 feet.
5. *Building coverage:* Fifty (50%) percent of lot area, maximum.

Note: See section 4600 for buffering requirements. [\[Back to top\]](#)

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3100 - SF-2 SINGLE-FAMILY RESIDENTIAL DISTRICT (STANDARD LOT)

3110 - Purpose

The purpose of the SF-2 single-family residential district (standard lot) is to provide for residential areas that are protected from intrusion by uses which diminish the quality of the neighborhood, and to promote visually attractive and quiet neighborhoods. This district is suitable for existing residential areas as well as for development of additional single-family residences.

3120 - Permitted Uses

A. The following uses are permitted in the SF-2 district:

Residential uses:

- Dwelling, single-family detached
- Group homes

B. The following uses are permitted in the SF-2 district subject to the site plan review provisions of section 7100

Residential uses:

- Dwelling, zero lot line single-family, subject to the provisions of section 5200

Civic uses:

- Park school, primary

3130 - Conditional Uses

The following uses are permitted in the SF-2 district subject to the approval process provided in section 7200:

Residential uses:

- Bed and breakfast homestay
- Dwelling, duplex or two-family
- Limited multifamily residential uses, subject to the provisions of section [5920]
- Manufactured home, subject to the provisions of section 5600
- Personal care home

Civic uses:

- Day care centers, commercial (nonresidential building)
- Day care centers, limited (not conducted as a home occupation)
- Library, public
- Private recreation areas, limited
- Public safety services
- Religious assembly
- School, secondary
- Utility service

Commercial uses:

- Bed and breakfast inn.
- Oil drilling, subject to the provisions of section 74-51 et seq. of the Wichita Falls Code of Ordinances as amended.

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3140 - Development Regulations

Each site in an SF-2 district shall be subject to the following site regulations except for zero lot line single-family residential use and limited multifamily residential developments:

1. *Lot area:* Five thousand (5,000) square feet, minimum.
2. *Lot width:* Fifty (50) feet, minimum.
3. *Residential density:* No more than one primary dwelling unit per lot, except for duplex residential.
4. *Height:* Thirty-five (35) feet, maximum. For school and religious assembly uses, the maximum height shall be 45 feet.
5. *Building coverage:* Fifty (50%) percent of lot area, maximum.

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3170 - MFR MULTIFAMILY RESIDENTIAL DISTRICT

3180 - Purpose

The purpose of the MFR multifamily residential district is to accommodate multifamily residential units which provide basic services and facilities to residents, including parking and useful recreation areas. These districts would be located near major streets and commercial facilities and other selected areas where multifamily uses may be desirable.

3190 - Permitted Uses

A. The following uses are permitted in the MFR district:

Residential uses:

- Dwelling, duplex or two-family
- Dwelling, single-family detached
- Group homes

Civic uses:

- Day care centers, limited
- Private recreational areas, limited

B. The following uses are permitted in the MFR district subject to the site plan review provisions of section 7100

Residential uses:

- Bed and breakfast homestay
- Boarding house
- Condominiums, residential
- Dwelling, multifamily, up to 25 units per acre
- Dwelling, zero lot line single-family, subject to the provisions of section 5200
- Fraternity and sorority houses
- Townhouse, subject to the provisions of section 5300

Civic uses:

- Day care centers, commercial
- Library, public
- Park
- Public safety services
- Religious assembly
- School, primary and secondary
- Utility service
- Oil drilling, subject to provisions of section 74-51 et seq. of the Wichita Falls Code of Ordinances as amended.

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3200 - Conditional Uses

The following uses are permitted in the MFR district subject to the approval process provided in section 7200:

Residential uses:

- Dwelling, multifamily, exceeding 25 units per acre
- Manufactured homes, subject to the provisions of section 5600
- Personal care home
- *Civic uses:*
- Convalescent services
- Residential care facility

3210 - Development Regulations

Each site in an MFR district shall be subject to the following site regulations except for zero lot line single-family residential and townhouses:

1. *Lot area:* Five thousand (5,000) square feet, minimum.
2. *Lot width:* Fifty (50) feet, minimum.
3. *Height:* Forty (40) feet, maximum, except for multi-family dwellings exceeding 25 units per acre. For school and religious assembly uses, the maximum height shall be 45 feet.
4. *Building coverage:* Fifty (50%) percent of lot area, maximum.
5. *Open space:* Twenty (20%) percent of lot area, minimum, for multi-family dwellings containing 25 units or more.

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3250 - RMU RESIDENTIAL MIXED USE DISTRICT

3260 - Purpose

The purpose of the RMU residential mixed use district is to accommodate areas which now have residential uses intermixed with various types of nonresidential uses. Due to the mixed use character of these areas, commercial uses will be allowed as conditional uses.

3270 - Permitted Uses

A. The following uses are permitted in the RMU district:

Residential uses:

- Dwelling, duplex or two-family
- Dwelling, single-family detached
- Group homes

Civic uses:

- Day care centers, limited
- Private recreational areas, limited

Commercial uses:

- Agricultural uses, as permitted by Chapter 14 of the Wichita Falls Code of Ordinances, as amended, in lots which have a minimum area of 10,000 square feet.

B. The following uses are permitted in the RMU district subject to the site plan review provisions of section 7100

Residential uses:

- Boardinghouse
- Condominium, residential
- Dwelling, multifamily, up to 25 units per acre
- Dwelling, zero lot line single-family, subject to the provisions of section 5200
- Fraternity and sorority house
- Townhouse residential, subject to the provisions of section 5300

Civic uses:

- Convalescent services
- Day care centers, commercial
- Library, public
- Park
- Public safety services
- Religious assembly
- School, primary and secondary
- Utility service

Commercial uses:

- Oil drilling, subject to the provisions of section 74-51 et seq. of the Wichita Falls Code of Ordinances as amended.

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3280 - Conditional Uses

The following uses are permitted in the RMU district subject to the approval process provided in section 7200:

Residential uses:

- Dwelling, multifamily, exceeding 25 units per acre
- Manufactured homes, subject to the provisions of section 5600
- Manufactured housing parks, subdivisions, subject to the provisions of section 5600
- Manufactured housing, outside of mobile home/manufactured housing parks or manufactured housing
- Personal care home

Civic uses:

- Residential care facility

Commercial uses:

- Alcoholic beverage sales, subject to the provisions of section 5400
- Art gallery, museum
- Auto repair service
- Auto sales and services
- Automotive service stations
- Boat sales and service
- Business and trade schools
- Clinic
- Club
- College and university
- Contractor's yard
- Convenience store
- Exterminating service, without chemical storage
- Flea market
- Funeral home
- Hospital
- Hotel
- Indoor sports and recreation
- Kennel
- Medical office
- Motel
- Movie theater
- Nursery
- Office
- Parking facility
- Radio and TV transmitting towers
- Repair services
- Restaurants
- Retail trade
- Self-storage facilities/mini-warehouse
- Services
- Stable
- Veterinary services

Heavy commercial uses:

- Warehousing facility

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3290 - Development Regulations

Each site in the RMU district shall be subject to the following development regulations except for zero lot line residential, townhouses, and mobile home parks and subdivisions.

1. *Lot area:* Five thousand (5,000) square feet, minimum.
2. *Lot width:* Fifty (50) feet, minimum.
3. *Height:* Thirty-five (35) feet, maximum. For school and religious assembly uses, the maximum height shall be 45 feet.
4. *Building coverage:* Fifty-five (55%) percent of lot area, maximum, except 50 percent of the lot area, maximum, for single-family and duplex dwellings.
5. *Open space:* Twenty (20%) percent of lot area, minimum, for multi-family dwellings containing 25 units or more.

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3320 - MHR MANUFACTURED HOUSING RESIDENTIAL DISTRICT

3330 - Purpose

The purpose of the MHR manufactured housing residential district is to accommodate mobile home parks and subdivisions with standards that assure adequate spacing and other site standards.

3340 - Permitted Uses

The following uses are permitted in the MHR district subject to the site plan review provisions of section 7100:

Manufactured housing parks and manufactured housing subdivisions subject to provisions of section 5600.

3350 - Development Regulations

The development regulations for the MHR district shall be subject to the provisions of section 5600 and other applicable provisions of this ordinance of the Wichita Falls Code of Ordinances as amended.

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3360 - LO LIMITED OFFICE DISTRICT

3361 - Purpose

The purpose of the limited office district is to encourage small office development of high character in a generally noncommercial environment. The offices allowed in the limited office district have relatively low traffic generation characteristics, require limited identification by signs, and are intended to buffer residential uses from more intensive nonresidential uses and nonresidential streets.

3363 - Permitted Uses

The following use is [uses are] permitted in an LO district, subject to the site plan review provisions of section 7100:

Commercial use [uses]:

- Bed and breakfast inn
- Medical offices, 1,200 square feet or less in gross floor area
- Offices, 1,200 square feet or less in gross floor area

Residential uses:

- Bed and breakfast homestay
- Dwelling, duplex or two-family
- Dwelling, single-family detached
- Dwelling, zero lot line, single-family, subject to the provisions of section 5200

3364 - Conditional Uses

The following use is [uses are] permitted in the LO district subject to the approval process provided in section 7200:

Civic uses:

- Religious assembly

Commercial use [uses]:

- Medical offices, more than 1,200 square feet in gross floor area
- Offices, more than 1,200 square feet in gross floor area.

3365 - Development Regulations

Each site in an LO district shall be subject to the following development regulations, except for zero lot line dwellings:

1. *Lot area:* Five thousand (5,000) square feet minimum.
2. *Lot width:* Fifty (50) feet minimum.
3. *Height:*
 - A. *Residential uses:* Thirty-five (35) feet maximum.
 - B. For religious assembly uses, the maximum height shall be 45 feet. All other nonresidential uses: One story maximum not exceeding 25 feet.
4. *Building coverage:* Fifty (50%) percent of lot area, maximum.

Note: See section 4600 for buffering requirements.

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3366 - Special Conditions

The following special conditions are applicable to the LO district:

1. Hours of operation shall be limited to no earlier than 6:00 a.m. and no later than 11:00 p.m.
2. Lighting: All outdoor lighting is limited to a maximum of 12 feet in height and must be directed away from residential areas.

3367 - Sign Regulations

A. *On-premises ground signs*: On-premises ground signs shall be permitted in accordance with the following regulations:

1. *Maximum area*: Thirty (30) square feet.
2. *Maximum height*: Three (3) feet.
3. *Maximum number*: One (1) per lot.

Note: Signs shall not obstruct view to motorists and pedestrians and meets [shall meet] the requirements of section 102-40 of the Wichita Falls Code of Ordinances as amended.

B. *On-premises wall signs*: On-premises wall signs shall be permitted in accordance with the following regulations:

1. *Maximum area*: Thirty (30) square feet.
2. *Maximum number*: One (1) per business.

C. *Miscellaneous signs*: Construction, directional, nameplate, and real estate signs shall be allowed as per the provisions of table 6741. [\[Back to top\]](#)

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3370 - LC LIMITED COMMERCIAL DISTRICT

3380 - Purpose

The purpose of the LC limited commercial district is to accommodate small offices and limited commercial activities. These districts are intended to be adjacent to residential areas and act as a buffer between residential and more intense uses.

3390 - Permitted Uses

A. The following uses are permitted in the LC district:

Residential uses:

- Dwelling, duplex two-family
- Dwelling, single-family detached
- Group homes

Civic uses:

- Day care centers, limited
- Private recreational areas, limited

B. The following uses are permitted in the LC district subject to the site plan review provisions of section 7100 and to the provisions of section 3420, "special conditions":

Residential uses:

- Bed and breakfast homestay
- Boardinghouse
- Condominium, residential
- Dwelling, multifamily, up to 25 units per acre
- Dwelling, zero lot line, single-family, subject to the provisions of section 5200
- Fraternity and sorority houses
- Townhouse, residential, subject to the provisions of section 5300

Civic uses:

- Day care centers, commercial, 1,200 square feet or less in gross floor area
- Library, public
- Parks
- Public safety services
- Religious assembly
- School, primary and secondary
- Utility service

Commercial uses:

- Bed and breakfast inn
- Medical offices, 1,200 square feet or less in gross floor area
- Offices, 1,200 square feet or less in gross floor area
- Oil drilling, subject to the provisions of section 74-51 et seq. of the Wichita Falls Code of Ordinances as amended
- Services, 1,200 square feet or less in gross floor area, excluding automotive repair services and restaurants

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3400 - Conditional Uses

The following uses are permitted in the LC district subject to the approval process provided in section 7200 and to the provisions of section 3420, "special conditions":

Residential uses:

- Dwelling, multifamily, exceeding 25 units per acre
- Manufactured homes, subject to the provisions of section 5600
- Personal care home
- *Civic uses:*
- Day care centers, commercial, more than 1,200 square feet in gross floor area
- Residential care facility

Commercial uses:

- Alcoholic beverage sales, subject to the provisions of section 5400
- Art gallery/museum
- Clinic
- Club
- Convenience stores
- Medical offices, more than 1,200 square feet in gross floor area
- Offices, more than 1,200 square feet in gross floor area
- Restaurant, limited
- Retail trade, excluding automobile sales and supermarkets
- Services, more than 1,200 square feet in gross floor area, excluding automotive repair services and restaurants
- Self-storage facility/mini warehouse

3410 - Development Regulations

Each site in an LC District shall be subject to the following development regulations, except for zero lot line residential and townhouses.

1. *Lot area:* Five thousand (5,000) square feet, minimum.
2. *Lot width:* Fifty (50) feet, minimum.
3. *Height:* Thirty-five (35) feet maximum. For school and religious assembly uses, the maximum height shall be 45 feet.
4. *Building coverage:* Fifty-five (55) percent of lot area, maximum, except 50 percent of the lot area, maximum, for single-family and duplex dwellings.
5. *Open space:* Twenty (20%) percent of lot area, minimum, for multi-family dwellings use containing 25 units or more.

Note: See section 4600 for buffering requirements.

3420 - Special Conditions

- A. No drive-through/drive-in use or repair service of any kind shall be allowed. Additionally outdoor storage or display of any kind shall be prohibited.
- B. Hours of operation shall be limited to no earlier than 6:00 a.m. and no later than 12:00 midnight.

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3450 - GC GENERAL COMMERCIAL DISTRICT

3460 - Purpose

The purpose of the GC general commercial district is to accommodate commercial activities of a retail and service nature. These areas would be located along major streets and encouraged to use site designs which have mutual benefits with other businesses in the area.

3470 - Permitted Uses

A. The following uses are permitted in the GC district:

Residential uses:

- Dwelling, duplex two-family
- Dwelling, single-family detached
- Group homes
- Personal care homes

B. The following uses are permitted in the GC district subject to the site plan review provisions of section 7100

Residential uses:

- Bed and breakfast homestay
- Boardinghouse
- Condominium, residential
- Dwelling, multifamily
- Dwelling, zero lot line, single-family, subject to the provisions of section 5200
- Fraternity and sorority house
- Townhouse, residential, subject to the provisions of section 5300

Civic uses:

- Cemetery
- College and university
- Day care centers, limited and commercial
- Library, public
- Parks
- Public
- Safety services
- Religious assembly
- Residential care facility
- School, primary and secondary
- Utility service

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Commercial uses:

- Alcoholic beverage sales, subject to the provisions of section 5400
- Art gallery/museum
- Automotive sales and service
- Automotive service station
- Bed and breakfast inn
- Boat sales and service
- Business and trade schools
- Car wash
- Clinic
- Club
- Coin-operated amusement machines establishment, as regulated by section 5905
- Convenience store
- Exterminating services, without chemical storage
- Funeral home
- Hospital
- Hotel
- Indoor sports and recreation
- Medical office
- Motel
- Movie theater
- Nursery
- Offices
- Oil drilling, subject to the provisions of section 74-51 et seq. of the Code of Ordinances
- Repair services
- Restaurants
- Retail trade
- Self-storage facilities/mini-warehouse
- Services
- Shopping center
- Veterinary services

3480 - Conditional Uses

The following uses are permitted in the GC district subject to the approval process provided in section 7200:

- Alcoholic beverage sales, subject to the provisions of section 5400
- Automotive repair service
- Bus station
- Community residential center
- Contractor's yard
- Flea market
- Halfway house
- Kennel
- Light manufacturing
- Manufacturing homes, subject to the provisions of section 5600
- Outdoor entertainment and recreation
- Outdoor storage
- Parking facility
- Warehousing facility

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3490 - Development Regulations

Each site in the GC district shall be subject to the following development regulations except for townhouse and zero lot line residential use:

1. *Lot area*: Five thousand (5,000) square feet, minimum.
2. *Lot width*: Fifty (50) feet, minimum.
3. *Height*: No maximum.
4. *Building coverage*: No maximum, except 50 percent of lot area, maximum, for single-family and duplex dwellings.
5. *Open space*: Twenty (20%) percent of lot area, minimum, for multifamily dwellings containing 25 units or more.

Note: See section 4600 for buffering requirements. [\[Back to top\]](#)

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3510 - LI LIGHT INDUSTRIAL DISTRICT

3520 – Purpose

The purpose of the LI light industrial district is to accommodate wholesale, trucking and warehousing type activities along with light fabrication and processing.

3530 - Permitted Uses

The following uses are permitted in the LI district subject to the site plan review provisions of section 7100:

Residential uses:

Existing residential units may be rebuilt or replaced if destroyed, however the number of dwelling units on a parcel shall not be increased. New dwelling units shall not be permitted unless replacing an existing unit of the same square footage.

Civic uses:

- Public safety services
- Religious assembly
- Utility service

Commercial uses:

- Adult entertainment and sexually oriented commercial establishments, subject to the provisions of section 5500
- Alcoholic beverage sales, subject to the provisions of section 5400
- Automotive repairs
- Automotive service station
- Automotive sales and service
- Boat sales and service
- Bus station
- Business and trade schools
- Car wash
- Clinic
- Club
- Coin-operated amusement machines establishment
- Contractor's yard
- Convenience store
- Exterminating services, without chemical storage
- Flea market
- Funeral home
- Hospital
- Hotels
- Indoor sports and recreation
- Kennel
- Light manufacturing
- Medical office
- Motels
- Movie theater
- Nursery
- Offices
- Outdoor entertainment and recreation

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- Outdoor storage
- Parking facilities
- Repair services
- Restaurants
- Retail trade
- Self-storage facilities/mini warehouse
- Services
- Shopping center
- Veterinary services
- *Light industrial uses:*
- Agriculture equipment sales and services
- Fabrication and assembly
- Freight hauling
- Heavy machinery sales and service
- Lumberyards
- Manufactured housing, individual accessory use
- Manufactured housing sales
- Oil drilling, subject to the provisions of chapter 21 of the Wichita Falls code of Ordinances, as amended
- Trucking facility
- Warehousing facility

3540 - Conditional Uses

The following uses are permitted in the LI district subject to the approval process in section 7200.

- Airport
- Communications towers and antennas as regulated by section 5910
- Community residential center
- Expansion of an existing residence
- Exterminating services, with on-site chemical storage
- Fuel and chemical storage
- Landfill
- Mining and excavation
- Motor vehicle salvage yard, subject to chapter 46, Environment, article V, Outdoor storage, Wichita Falls Code of Ordinances, as amended
- Slaughter house and meat packing
- Stockyards
- Halfway house

3550 - Development Regulation

Each site in the LI district shall be subject to the following development regulations:

1. *Lot area:* Five thousand (5,000) square feet, minimum.
2. *Lot width:* Fifty (50) feet, minimum.
3. *Height:* No maximum.
4. *Building coverage:* No maximum.

Note: See section 4600 for buffering requirements. [\[Back to top\]](#)

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3580 - HI HEAVY INDUSTRIAL DISTRICT

3590 – Purpose

The purpose of the HI heavy industrial district is to accommodate major industrial developments that are typically located on large sites. These areas generate heavy traffic and are typically located near freeways and railroad facilities.

3600 - Permitted Uses

The following uses are permitted in the HI district subject to the site plan review provisions of section 7100:

Civic uses:

- Halfway house
- Public safety services
- Utility service
- Community residential centers

Commercial uses:

- Alcoholic beverage sales, subject to the provisions of section 5400
- Coin-operated amusement machines establishment, as regulated by section 5905
- Convenience stores
- Restaurants

Heavy commercial uses:

- Agriculture sales and services
- Airports
- Fabrication and assembly
- Freight hauling
- Fuel and chemical storage
- Heavy machinery sales and storage
- Light manufacturing
- Lumberyards
- Mining and excavation
- Manufactured housing, individual accessory use
- Manufactured housing sales
- Oil drilling, subject to the provisions of section 74-51 et seq. of the Wichita Falls Code of Ordinances, as amended
- Trucking facilities
- Warehousing facilities

Industrial uses:

- Basic industry and manufacturing
- Industrial park
- Power generation
- Refineries

Conditional uses:

- Landfill

3605 - Conditional Uses

[The following uses are permitted in the HI district subject to the approval process in section 7200:]
Communications towers and antennas as regulated by section 5910. [\[Back to top\]](#)

3610 - Development Regulations

The development regulations for the HI district shall be the same as in section 3550 of the LI district.

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3640 - PUD PLANNED UNIT DEVELOPMENT DISTRICT

3650 - Purpose

The purpose of the PUD planned unit development district is to provide flexibility in site planning and allow the departure from the strict development regulations. The site must be planned and developed as a unit with a high quality of design. Industrial parks, shopping centers, residential development of multiple or mixed housing, or appropriate combinations thereof for specialized purposes would be suitable.

3660 - Approval Process

The approval process for a PUD district shall be the same as the amendment procedures in section 7500. The city council's approval of a PUD shall be by amendment to the zoning ordinance. Such amendment shall designate the boundaries of the district and include such conditions which in the judgment of the city council are necessary to secure the health, safety, and general welfare of the community.

3670 - Submission Requirements

- A. *Project description:* The applicant shall submit a clear and concise report containing the following information:
1. A general description of the project.
 2. A statement of design objectives of the PUD.
 3. Total project acreage, the acreage associated with each use, the number of residential units, the square footage of nonresidential uses, projected number of employees and projected peak customer visits, if applicable.
 4. A proposed timetable or phasing of the project.
- B. *Site plan:* The applicant shall submit a site plan which shall include the following information:
1. The location of all proposed uses including buffer areas.
 2. The outlines and square footage of all structures.
 3. The locations of all driveways.
 4. The use of all properties adjacent to or directly affected by the PUD.
 5. Alternate designs proposed by the developer.
 6. Any adjacent or nearby property which the developer owns or holds a purchase option.

3680 - Approval Criteria

The following criteria shall be used to review a PUD, or to establish any special condition of approval:

1. The proposal shall be in conformance with the land use plan and all other plans and policies adopted by the City of Wichita Falls.
2. The proposed PUD should be compared against probable development patterns which would occur under existing zoning districts.
3. The PUD shall have a minimum site area of five acres. Larger areas may be required, if necessary, to meet the stated design objectives.
4. The proposed project should not overburden utilities, drainage, transportation, schools, fire protection capabilities, parks or other public services.

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3690 - Amendments and Changes

At the time of approval, the city council may approve or conditionally approve alternative designs identified in the project description and site plan.

- A. The staff may approve the following minor changes to the site plan subject to the specific conditions approved by the city council:
 - 1. Minor relocation of utility lines and easements, or minor changes in drainage facilities.
 - 2. The location, area, or outline of buildings if the changes do not significantly increase or redistribute the intensity of uses or decrease amenities of the project.
 - 3. Minor changes in lot lines which do not significantly alter the project.
- B. The planning and zoning commission may approve the following types of changes subject to specific conditions approved by the city council:
 - 1. Any of the above changes appealed by the developer.
 - 2. The location of any street or drainage-way.

All other amendments shall be referred to the city council using the same procedure as the original designation. [\[Back to top\]](#)

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3700 - RDD RIVER DEVELOPMENT DISTRICT

3710 - Purpose

The purpose of a River Development district is to provide a facility for recreation and leisure and to enhance tourism. The district shall incorporate uses that will upgrade the river environment into a permanent recreational and commercial facility.

3720 - Permitted Uses

A. The following uses are permitted in the RDD district:

Residential uses:

- Dwelling, duplex two family
- Dwelling, single family detached

B. The following uses are permitted in the RDD district subject to the Site Plan Review provisions of Section 7100

Residential uses:

- Condominium residential
- Dwelling, multifamily
- Dwelling, zero lot line single family, subject to the provisions of Section 5200
- Townhouse residential, subject to the provisions of Section 5300
- Group Homes

Civic uses:

- Cemetery
- Convention center
- Daycare, limited & commercial
- Library, public
- Nature Center
- Park
- Public safety services
- Religious assembly
- Schools, primary and secondary
- Utility service

Commercial uses:

- Alcoholic beverage sales, subject to the provisions of Section 5400
- Art gallery/museum
- Bed and breakfast Inn
- Clinic
- Club
- Convenience store
- Hotels
- Indoor sports & recreation
- Medical office
- Motels
- Movie theater
- Nursery
- Offices

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- Recreation Vehicle Park
- Restaurants
- Retail trade
- Services, except repair services
- Shopping center

3730 - Conditional Uses

The following uses are permitted in the RDD district subject to the approval process provided in section 7200:

- Outdoor entertainment and recreation
- Personal care home

3740 - Development Regulations

Each site in the River Development District shall be subject to the same development regulations as provided for in Section 3490, the general commercial district.

3750 - Special Conditions

1. Each site, except residential uses not subject to site plan review, within the RDD district must meet substantial landscaping requirements to meet the purpose of a linear park system.
2. Conservation of existing trees and natural areas shall be given consideration.
3. Dedication of open-space easements may be required to install a linear trail system.
4. To the greatest extent possible, businesses and other public facilities must orient the buildings to face the river.
5. Signs must be approved through the site plan review process.
6. No repair services or outdoor storage/display shall be permitted. [\[Back to top\]](#)

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3780 - CBD CENTRAL BUSINESS DISTRICT

3790 - Purpose

The purpose of the CBD is to provide a commercial core area with wide variety of office, commercial, residential, and civic activities. This district consists primarily of older business structures which predate the modern shopping center concepts, and special provisions are made for off-street parking, height, and area regulations. There shall be only one contiguous central business district in the city.

3800 - Permitted Uses

The following uses are permitted in the central business district subject to the site plan review provisions of section 7100:

- All uses permitted in section 3470 of the GC district.
- Flea market
- Light manufacturing
- Personal care home
- Warehousing

3805 - Conditional Uses

The following uses are permitted in the central business district subject to the approval process in section 7200.

- Community residential center
- Outdoor storage
- Group homes
- Halfway homes

3810 - Development Regulations

Each site in a central business district shall be subject to the following development regulations:

1. *Lot area and width*: No minimum.
2. *Setbacks*: As required by Chapter 22, Buildings, of the Wichita Falls Code of Ordinances as amended.
3. *Height*: No maximum.
4. *Building coverage*: No maximum.

Note: See section 4600 for buffering requirements.

3811 - Special Conditions

The following special conditions are applicable to the Central Business District.

1. Commercial uses shall not be open to the public from the hours of 2:15 a.m. through 5:30 a.m., with the exception of the following:
 - a. Lodging establishments, as defined by Section 58-201 of this Code, and
 - b. Businesses that engage primarily in Retail Trade, as defined by Section 2030 of this Code.

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3840 - BA BROOK AVENUE DISTRICT

3841 - Purpose

The purpose of the Brook Avenue district regulations is to provide for limited office use along Brook Avenue by recognizing the unique characteristics of an older residential area, the conflicting uses which existed in the area prior to the adoption of this ordinance, and the need to limit any nonresidential development to the lots abutting Brook Avenue.

3842 - Permitted Uses

A. The following uses are permitted in the BA district:

Residential uses:

- Dwelling, duplex two-family
- Dwelling, single-family detached

Civic uses:

- Day care centers, limited

B. The following uses are permitted in the BA district subject to the site plan review provisions of section 7100

Residential uses:

- Condominiums, residential
- Dwelling, zero lot line, single-family, subject to provisions of section 5200
- Dwelling, multifamily, up to 25 units per acre

Civic uses:

- Parks
- Religious assembly

Commercial uses:

- Clinic
- Medical office
- Offices

3845 - Conditional Uses

The following uses are permitted in the Brook Avenue District subject to the approval process provided in section 7200:

- Therapy and rehabilitation

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3847 - Development Regulations

Each site in a BA district shall be subject to the following development regulations, except for zero lot line dwellings and townhouses.

1. *Lot area:* Five thousand (5,000) square feet, minimum.
2. *Lot width:* Fifty (50) feet, minimum.
3. *Front setback:* Twenty-five (25) feet, minimum, except five feet, minimum, along Brook Avenue.
4. *Side setback, interior:* Five (5) feet, minimum.
5. *Side setback, exterior:* Twenty-five (25) feet, minimum, except 15 feet minimum for single-family and duplex dwellings, and five feet, minimum, along Brook Avenue.
6. *Rear setback:* Five (5) feet, minimum, except one foot, minimum, when abutting an alley.
7. *Height:* One story, maximum, not exceeding 25 feet. The pitch of the main roof shall not be less than two foot [feet] of rise for each 12 feet of horizontal run.
8. *Building coverage:* Fifty (50%) percent of lot area, maximum.
9. *Brook Avenue lot frontage:* Uses other than single-family and duplex dwellings shall have a minimum 145 feet lot frontage on Brook Avenue.
10. *[Parking.]* Off-street parking facilities shall be provided in accordance with section 6200 with the following exceptions:

When additions or enlargements are made to an existing building or use, or any change of occupancy or manner of operation is made that would result in additional parking spaces being required, off-street parking shall be provided on-site for the entire building or use.

Furthermore, there shall be no parking of vehicles in the setback area abutting any street except for Brook Avenue. Additionally, there shall be no parking of vehicles on the street curb in this district, unless the curb abuts a single-family or duplex residential use.
11. *Access:* Parking facilities for non-single-family and duplex dwellings may have no more than one curb-cut per lot, and may also be allowed ingress and egress from an alley.
12. *Landscaping:* Landscaping shall be provided in accordance with section 6830 of this ordinance. Furthermore, the setback area abutting any street except for Brook Avenue shall be landscaped with grass or any other similar ground cover, and shall not be paved with any impervious material except for required driveway.

3849 - Buffering Requirements

Due to the special character of the BA district, the following buffering requirements shall apply in lieu of the requirements of section 4600:

Additional setback: When uses other than single-family and duplex dwellings abut an SF-2 district, no portion of the structure shall be closer to the SF-2 district than 30 feet. This requirement shall not apply if an existing structure is utilized for non-single-family or duplex dwellings.

Screening: Uses other than single-family and duplex dwellings abutting an SF-2 zoning district shall provide and maintain screening in the following manner: A six-foot-high solid double-sided wooden fence placed on a concrete foundation with brick columns placed no more than 20 feet apart, measured center line to center line, shall extend from the rear property line to the intersecting building setback line; and, a four-foot-high solid brick fence tapering to two feet in height shall extend from the building setback line to the property line.

Lighting: All outdoor lighting must be directed away from residential areas.

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3851 - Sign Regulations

Due to the special character of the BA district, only the following types of signs shall be permitted:

- A. *On-premises ground signs:* On-premises ground signs shall be permitted in accordance with the following regulations:
 - 1. *Maximum area:* Sixty square feet.
 - 2. *Maximum height:* Three feet.
 - 3. *Setback:* None, provided it does not obstruct view to motorists and pedestrians and meets the requirements of section 102-40 of the Wichita Falls Code of Ordinances as amended.
 - 4. *Maximum number:* One per lot.
- B. *On-premises wall signs:* On-premises wall signs shall be permitted in accordance with the following regulations:
 - 1. *Maximum area:* Sixty square feet.
 - 2. *Maximum number:* One per business.
- C. *Miscellaneous signs:* Construction, directional, nameplate, and real estate signs shall be allowed as per the provisions of table 6741.

3853 - Nonconforming Uses

Due to the special character of the BA district, the following nonconforming regulations shall apply in lieu of the requirements of section 6100 of this ordinance. A nonconforming use in a BA district shall not be resumed if discontinued for a period exceeding two years; expanded; converted to a different nonconforming use; or reconstructed if destroyed. Existing office uses may be converted to another office if minimum parking requirements are met. A nonconforming sign shall be removed after discontinuance of a nonconforming use. [\[Back to top\]](#)

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3900 - CC COMMERCIAL CORRIDOR DISTRICT

3905 - Purpose

The purpose of the CC commercial corridor district is to accommodate small offices, neighborhood commercial activities and residential uses to promote a traditional neighborhood district. These districts are intended to be adjacent to residential areas and act as a buffer between residential and more intense uses.

3910 - Permitted Uses

A. The following uses are permitted in the CC district:

Residential uses:

- Dwelling, duplex two-family
- Dwelling, single-family detached
- Group home

B. The following uses are permitted in the CC district subject to the site plan review provisions of section 7100 and to the provisions of section 3940 Special conditions.

Residential uses:

- Bed and breakfast homestay
- Bed and breakfast inn
- Boarding house
- Condominium
- Dwelling, multi-family, up to 25 units per acre
- Dwelling, zero lot line single family, subject to the provisions of section 5200
- Townhouse, subject to the provisions of section 5300

Civic uses:

- Day care centers, limited and commercial
- Library, public
- Parks
- Private recreational areas, limited
- Public safety services
- Religious assembly
- School, primary and secondary
- Utility service

Commercial uses:

- Art gallery/museum
- Clinic
- Exterminating services, without chemical storage
- Medical office
- Nursery
- Offices
- Oil drilling, subject to the provisions of chapter 21 of the Wichita Falls Code of Ordinances as amended.
- Restaurants
- Restaurants, limited
- Retail trade, excluding automotive sales

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- Services

3915 - Conditional Uses

The following uses are permitted in the CC district subject to the approval process provided in section 7200 and to the provisions of section 3940 Special conditions.

Residential uses:

- Dwelling, multi-family, exceeding 25 units per acre
- Personal care home

Civic uses:

- Residential care facility

Commercial uses:

- Alcoholic beverage sales, subject to the provisions of section 5400
- Automotive service station
- Business and trade schools
- Club
- Convenience store
- Indoor sports and recreation
- Movie theatre
- Repair services
- Self-storage facility/mini warehouse
- Shopping center

3920 - Development Regulations

Each site in a CC district shall be subject to the following development regulations, except for zero lot line dwellings, and townhouses:

1. *Lot area:* 5,000 square feet minimum.
2. *Lot width:* 50 feet, minimum.
3. *Front setback:* 25 feet, minimum.
4. *Side setback, interior:* Five (5) feet minimum.
5. *Side setback exterior:* 25 feet minimum, except 15 feet minimum for single-family and duplex dwellings.
6. *Rear setback:* Five feet minimum.
7. *Height:* 35 feet maximum. For school and religious assembly uses, the maximum height shall be 45 feet.
8. *Building coverage:* 55 percent of lot area, maximum; except 50 percent of the lot area, maximum, for single-family and duplex dwellings.
9. All outdoor lighting shall be directed away from residential areas.
10. *Speakers:* All audio devices, including but not limited to speakers, for restaurant drive-in and other like facilities, shall be located near and directed toward a public street. The primary building shall be situated between the location of the speaker and any adjacent residential district or use.

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3925 - Sign Regulations

Due to the special character of the CC district, only the following types of signs are permitted:

- A. *Ground signs:* Ground signs are permitted in accordance with the following regulations:
1. *Maximum area:* 60 square feet.
 2. *Maximum height:* Four (4) feet above top of sign base.
 3. *Setback:* Ten feet, if taller than three (3) feet. Signs are subject to the requirements of section 102-40 of the Wichita Falls Code of Ordinances, as amended.
 4. *Maximum number:* One per business, per street frontage.
 5. *Sign base:* All ground signs shall be mounted on a masonry base consistent with the principal building material usage. The base maximum height shall not exceed 1.5 feet, with the width and depth not to exceed nine inches beyond the perimeter of the sign.
 6. *Sign base landscaping:* All commercial ground signs shall be landscaped, with landscaping height not to exceed the base of the sign. Use of low-bearing dwarf shrubs, per section 6800, is required to screen the base and complement site landscaping. Shrubs shall be planted in a staggered double row along the base of all sign faces such that at least 75 percent of the base is screened.
 7. *Sign lighting:* Signs may be internally or externally illuminated. Message center signs, however, are prohibited.
- B. *On-premises wall signs:* On-premises wall signs shall be permitted in accordance with the following regulations:
1. *Maximum area:* 60 square feet.
 2. *Maximum number:* One per business, per street frontage
- C. *Miscellaneous signs:* All other signs permitted as per the provisions of Table 6741.

3930 - Building Material Requirements

Buildings in the CC district shall incorporate the following exterior building materials to create and complement the building's architectural design.

- A. Primary exterior building materials shall consist of material comparable in grade and quality, to include the following: face brick, natural stone, rock face or specially designed pre-cast concrete units with a decorative material or texture. Smooth faced concrete block is not permitted as a primary exterior building material.
- B. Cement stucco may be used as an acceptable exterior primary building material.
- C. The following exterior building materials are not permitted as the primary material but may be used as a secondary treatment to complement the primary exterior building materials:
1. Synthetic stucco materials such as EIFS, cast sprayed textures, and trowel knock down textured finishes;
 2. Metal siding or metal panels;
 3. Smooth faced concrete block;
 4. Glass, glass block, and glazed curtain-walls; and
 5. Plastic, vinyl or wood siding.
- D. All principal and accessory buildings shall meet the following minimum percentage requirements for primary exterior building materials:

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1. Minimum 60 percent for all non-residential building exterior walls.
 2. Minimum 60 percent for all residential building exterior walls. Accessory buildings accessory to a residential use less than 150 square feet shall be exempt from this provision.
- E. Architectural plans shall be prepared by a design professional, to include:
1. Elevations of all sides of the principal and accessory buildings;
 2. Type, color and percentage of all exterior primary and secondary building materials, excluding all door and window openings; and
 3. Location and screening of trash receptacles, heating, air conditioning and ventilation systems.
- F. All accessory buildings, at minimum, shall be consistent in design and usage of material as the principal building, except as permitted per subsection 3930(D)(2) of this ordinance.

3935 - Nonconforming Building Materials

Existing buildings not in conformance with the provisions set forth in section 3930, shall comply with said provisions in the event of either of the following:

- A. There is an increase in area or height of the principal building of a nonresidential use.
- B. The principal building is demolished or destroyed beyond 50 percent of the replacement cost of its current material status on the date of the damage.

3940 - Special Conditions

- A. No outdoor repair service of any kind shall be permitted.
- B. Commercial uses shall not be open to the public from the hours of 12:00 midnight through 6:00 a.m.

3945 - Lighting

- A. All means of outdoor lighting shall be shown on all building elevations and site plans for ground locations.
- B. An outdoor light plan shall be submitted with the site plan and building elevation plan.
- C. All outdoor building, parking, and decorative lighting shall be directed away from residential uses and shall be shielded at all times so as to substantially reduce light being shown upon adjacent residential uses and so as to prevent public nuisances. [\[Back to top\]](#)